

# TCEQ Interoffice Memorandum

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TO: Office of the Chief Clerk  
Texas Commission on Environmental Quality

THRU: Chris Kozlowski, Team Leader  
Water Rights Permitting Team

FROM: Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team

DATE: December 8, 2023

SUBJECT: Thomas S. Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

Partial fees were received on June 1, 2023. The application was received on August 28, 2023. Additional information and fees were received on November 21, November 27, and December 6, 2023. The application was declared administratively complete and accepted for filing with the Office of the Chief Clerk on December 8, 2023. Mailed notice to downstream water right holders of record in the Brazos River Basin is required pursuant to Title 30 Texas Administrative Code § 295.154(a).

All fees have been paid and the application is sufficient for filing.

*Jeremy Walker-Lee*

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Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

**OCC Mailed Notice Required** YES NO

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 8, 2023

Mr. Thomas Erickson  
1411 Orchard Drive  
Leander, TX 78641-1368

VIA E-MAIL

RE: Thomas S. Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

Dear Mr. Erickson:

This acknowledges receipt, on November 21, November 27, and December 6, 2023, of additional information and fees in the amount of \$90.60 (Receipt Nos. M405158A & M405158B, copies attached).

The application was declared administratively complete and filed with the Office of the Chief Clerk on December 8, 2023. Staff will continue processing the application for consideration by the Executive Director.

Please be advised that additional information may be requested during the technical review phase of the application process.

If you have any questions concerning the application, please contact me via email at [Jeremy.walker-lee@tceq.texas.gov](mailto:Jeremy.walker-lee@tceq.texas.gov) or by phone at 512-239-0637.

Sincerely,

A handwritten signature in cursive script that reads "Jeremy Walker-Lee".

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

Attachments

## Jeremy Walker-Lee

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**From:** Tom Erickson <[REDACTED]>  
**Sent:** Wednesday, December 6, 2023 3:55 PM  
**To:** Jeremy Walker-Lee  
**Subject:** FW: Please sign Consent letter  
**Attachments:** Consent.pdf

Jeremy,  
Please see the attached. Thanks!

Regards,  
Tom Erickson  
512 947-8855

---

**From:** [Valerie Erickson](#)  
**Sent:** Wednesday, December 6, 2023 3:45 PM  
**To:** [Tom Erickson](#)  
**Subject:** Re: Please sign Consent letter

On Wed, Dec 6, 2023 at 2:54 PM Tom Erickson <[REDACTED]> wrote:

Regards,  
  
Tom Erickson  
  
512 947-8855

I Valerie Erickson consent to application for temporary water permit WRTP 13932 CN606145936, RN111800066 Application No. 13932 for a Temporary Water Use Permit Texas Water Code § 11.138, Requiring Limited Mailed Notice South Fork San Gabriel River, Brazos River Basin Williamson County

*Valerie Erickson*

Valerie L. Erickson

**Texas Commission on Environmental Quality  
TELEPHONE MEMO TO THE FILE**

Call to: Thomas Erickson	Call from: Jeremy Walker-Lee
Date: 12/6/2023	Application: WRTP 13932
<p><i>Information for File follows:</i></p> <p>PM gave applicant a call to inform applicant that deeds submitted possessed two grantors, one being Valerie L Erickson and Thomas Erickson himself. PM informed Mr. Erickson that further consent was needed from the additional grantor to proceed forward with the application. Mr. Erickson informed PM that he will have his wife provided consent in a signed PDF.</p>	
Signed <i>Jeremy Walker-Lee</i> <span style="float: right;"><i>12/06/2023</i></span>	



27-NOV-23 03:25 PM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

<u>Fee Description</u>	<u>Fee Code</u> <u>Account#</u> <u>Account Name</u>	<u>Ref#1</u> <u>Ref#2</u> <u>Paid In By</u>	<u>Check Number</u> <u>Card Auth.</u> <u>User Data</u>	<u>CC Type</u> <u>Tran Code</u> <u>Rec Code</u>	<u>Slip Key</u> <u>Document#</u>	<u>Tran Date</u>	<u>Tran Amount</u>
TEMP/EMERG WTR USE PRMT ISSUE	EMG EMG TEMPORARY/EMERGENCY WTR USE PERMIT ISSUE	M405158A ERICKSON, TOM/VALERIE	5213 112723/ADT L PMT VHERNAND	N CK	BS00106337 D4800904	27-NOV-23	-\$6.00
Total (Fee Code):							-\$6.00

**RECEIVED**  
 DEC 01 2023  
 Water Availability Division

**RECEIVED**  
 DEC 01 2023  
 Water Availability Division



27-NOV-23 03:25 PM

TCEQ - A/R RECEIPT REPORT BY ACCOUNT NUMBER

<u>Fee Description</u>	<u>Fee Code</u> <u>Account#</u> <u>Account Name</u>	<u>Ref#1</u> <u>Ref#2</u> <u>Paid In By</u>	<u>Check Number</u> <u>Card Auth.</u> <u>User Data</u>	<u>CC Type</u> <u>Tran Code</u> <u>Rec Code</u>	<u>Slip Key</u> <u>Document#</u>	<u>Tran Date</u>	<u>Tran Amount</u>
NOTICE FEES-EMG- TEMP/EMERG USE	PTGE PTGE NOTICE FEES EMG-TEMP/EMERG USE PMT	M405158B ERICKSON, TOM/VALERIE	5213 112723/ADT L PMT VHERNAND	N CK	BS00106337 D4800904	27-NOV-23	-\$84.60
Total (Fee Code):							-\$84.60

**RECEIVED**  
 DEC 01 2023  
 Water Availability Division

**RECEIVED**  
 DEC 01 2023  
 Water Availability Division

## Jeremy Walker-Lee

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**From:** Tom Erickson <[REDACTED]>  
**Sent:** Monday, November 27, 2023 1:02 PM  
**To:** Melissa Lopez; Jeremy Walker-Lee  
**Cc:** Rhonda Davis; Sheryl Ruyle; Veronica Torrez; Gisel Perez Osorio  
**Subject:** RE: Need Additional Information  
**Attachments:** Thomas\_Erickson\_13932\_Follow-Up\_RFI\_11.21.2023.pdf

Melissa,  
I'm working with Jeremy on a temp water permit. That was the balance owed to get the permit put in place

Regards,  
Tom Erickson  
512 947-8855

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**From:** [Melissa Lopez](#)  
**Sent:** Monday, November 27, 2023 12:07 PM  
**To:** [REDACTED]  
**Cc:** [Rhonda Davis](#); [Sheryl Ruyle](#); [Veronica Torrez](#); [Gisel Perez Osorio](#)  
**Subject:** Need Additional Information

Hi, we received a check for \$90.60(check #5213). We need more information as to what it's paying for. Please provide an application or any paperwork you may have for this.

If we do not receive this information, we will have to return this check.



*Melissa Lopez*

Cashier's Office  
OAS/FA/Revenue Operations  
Ph: 512-239-5983  
[Melissa.Lopez@tceq.texas.gov](mailto:Melissa.Lopez@tceq.texas.gov)



Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 20, 2023

Thomas Erickson  
1411 Orchard Drive  
Leander, TX 78641-1368

VIA E-MAIL

RE: Thomas Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

Dear Mr. Erickson:

This acknowledges receipt, on August 29, 2023, of the referenced application and fees in the amount of \$104.25 (Receipt No. M317087, copy attached).

A temporary permit may only be issued if there is surplus water available for use on a short-term (temporary or ephemeral) basis in the source supply. During low flow conditions, which occur during a drought or periods of limited rainfall, all water in the basin will be required for existing senior water rights and there is no presumption of any surplus flows.

Additional information and fees are required before the application can be declared administratively complete.

1. Confirm the application is requesting to divert 9 acre-feet of water within a period of 3 years from a point on the South Fork San Gabriel River, Brazos River Basin. *Yes*
2. Confirm the latitude and longitude coordinates of the requested diversion point. Coordinates need to be provided in decimal degrees to at least six decimal places. Staff has calculated the coordinates to be Latitude 30.615641° N, Longitude 97.842915° W. *Yes*
3. Provide a USGS 7.5-minute topographic map (or equivalent) with the location of the diversion point clearly marked. *Attached*
4. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the *Instructions for Completing the Water Right Permitting Application* (Form TCEQ-10214A-inst) for assistance in developing your response. *Attach*
5. Provide the Zip Code and County for the proposed diversion point location. *78641  
Williamson County*

6. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to Title 30 Texas Administrative Code (TAC) § 295.32(a)(5). *Attached*
7. Provide recorded copies of legal documents establishing ownership of the proposed diversion point, or a copy of a duly acknowledged written easement, consent, or license from the landowner(s) whose land is associated with the proposed diversion point, pursuant Title 30 TAC § 295.10. A permit, if granted, will contain a special condition that would authorize any diversion point that is specified in a contract where ownership or consent has been provided. The permit condition would also require that these contracts be submitted to the TCEQ. *Attached*
8. Remit fees in the amount of \$90.60, as described below. Please make the check payable to the TCEQ or Texas Commission on Environmental Quality.

Filing Fee (Temporary Water Use Permit < 10 acre-feet)	\$ 100.00
Recording Fee	\$ 1.25
Use Fee (\$1 per Acre-Foot)	\$ 9.00*
Notice Fee (\$ 0.94 x 90 WR holders)	\$ 84.60
<b>TOTAL FEES</b>	<b>\$ 194.85</b>
<b>FEES RECEIVED</b>	<b>\$ 104.25</b>
<b>BALANCE DUE</b>	<b>\$ 90.60</b>

\* Please note that the use fee is based on a request for three acre-feet of water per year over a three year period or 9 acre-feet per year total. If the applicant is requesting a different amount of water, then the use fee will be \$1 per acre-foot.

Please provide the requested information and fees by November 20, 2023, or the application may be returned pursuant to Title 30 TAC § 281.18.

If you have any questions concerning this matter, please contact me via email at [jeremy.walker-lee@tceq.texas.gov](mailto:jeremy.walker-lee@tceq.texas.gov) or by telephone at (512) 239-0637.

Sincerely,



Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

Attachment



An official website of the United States government [Here's how you know](#)

## USGS Call Center

The USGS Store Call Center has limited staff today-you may experience longer than usual wait times.

USGS Store

# Map Locator

1411 Orchard Dr, Leander, Texas, 78641

*Point of Draw*

Clear

To use the map locator to find map products use the search bar or drop a pin by double clicking on the map view.



Map location pins dropped or searched for by address/place provide products within a 15 mile radius of specified location.

If you have any questions or issues please [click here](#) to email [usgsstore@usgs.gov](mailto:usgsstore@usgs.gov).

### RECREATIONAL PASSES

2023 Annual Pass

Annual Senior Pass

Lifetime Senior Pass

Access Pass

### MAPS

All Products

US Topo

7.5 & 15 Minute Topographic Maps

30 x 60 Minute Topographic Maps

An official website of the United States government [Here's how you know](#)

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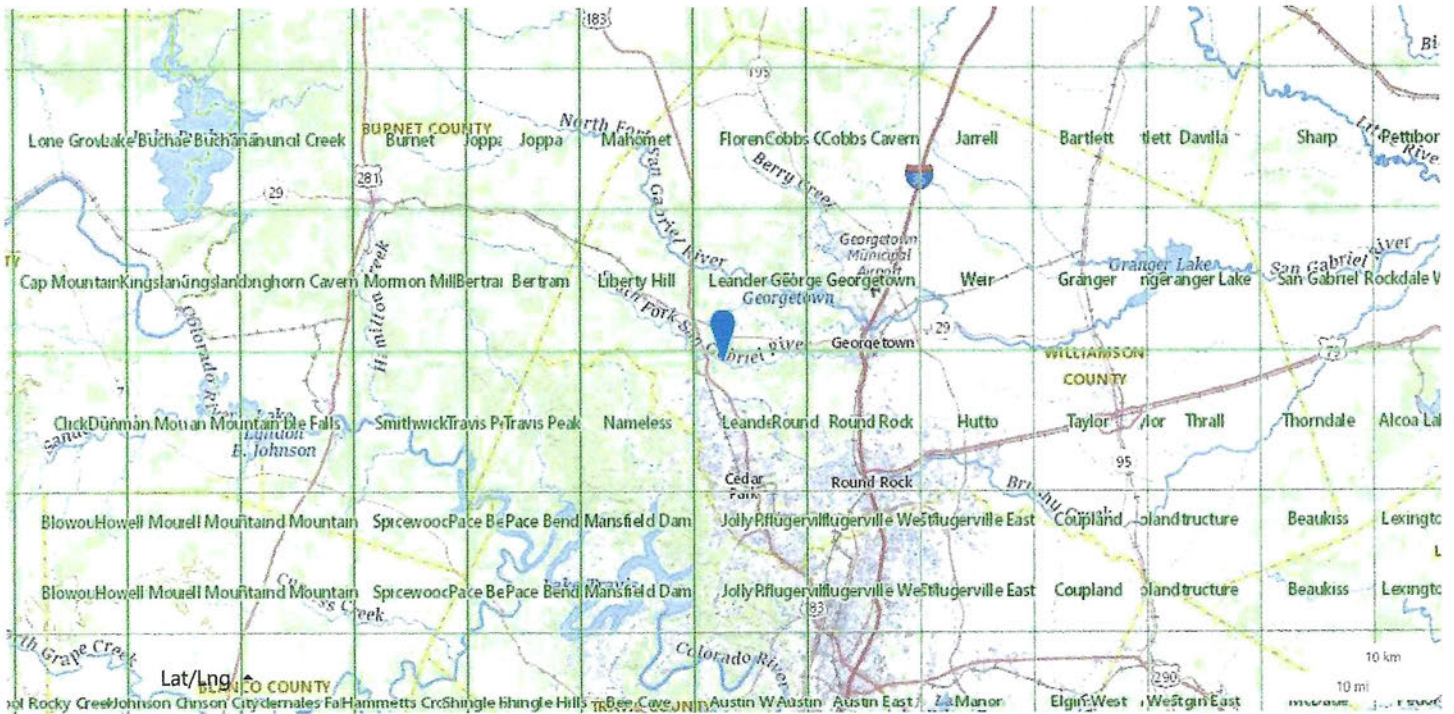
USGS Store

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- All Products
- US Topo
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- 30 x 60 Minute Topographic Maps



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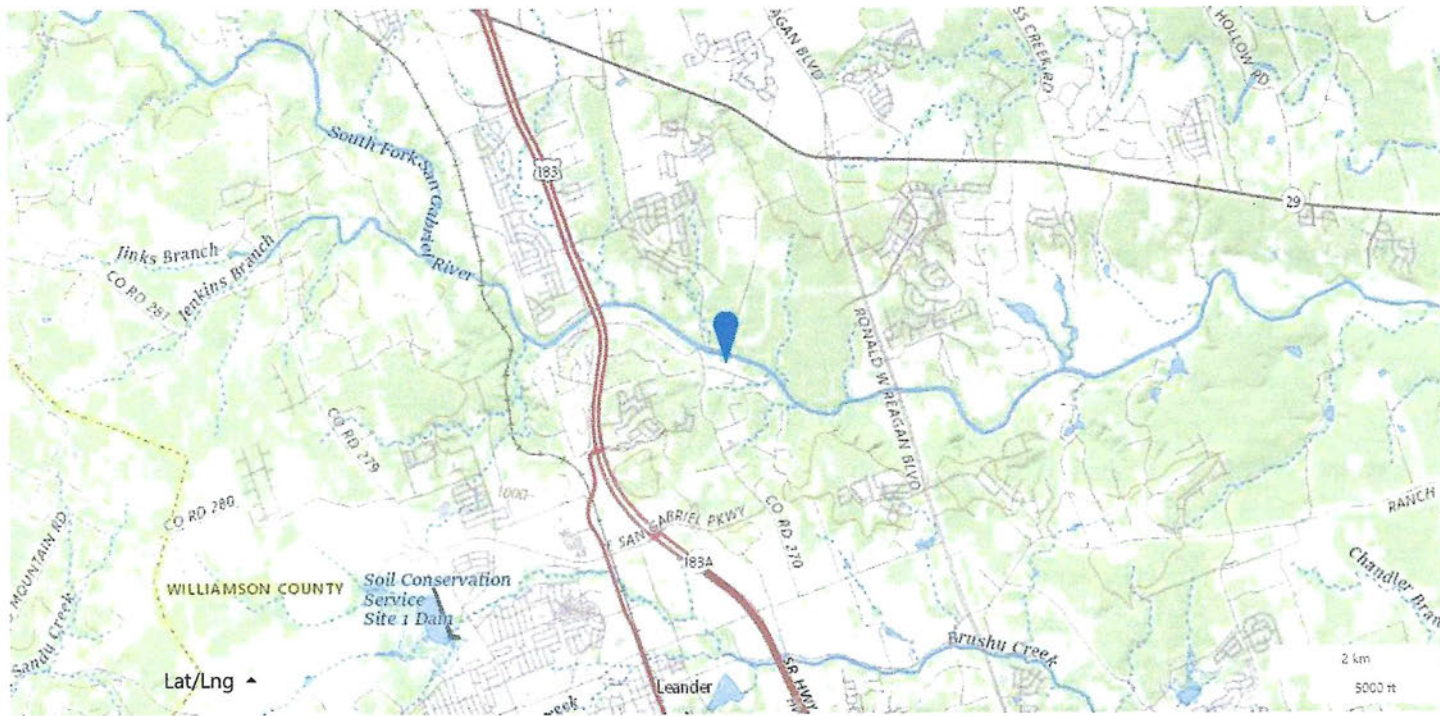
USGS Store

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Clear

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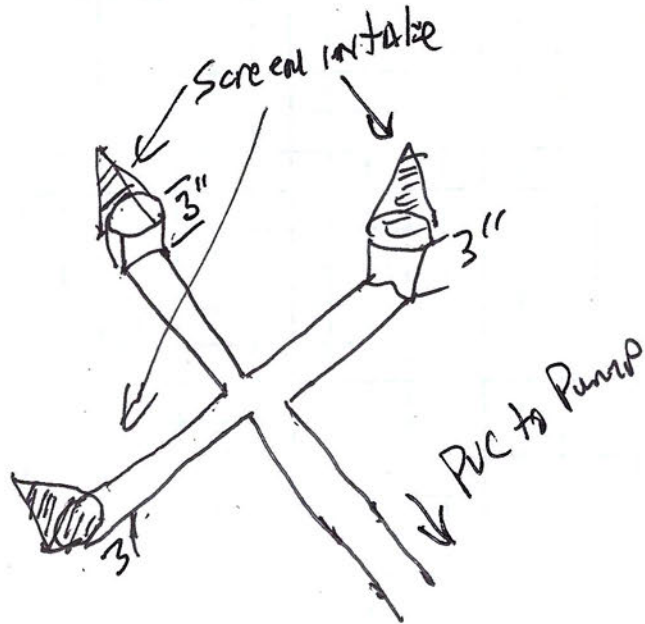
### RECREATIONAL PASSES

- 2023 Annual Pass
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### MAPS

- All Products
- US Topo
- 7.5 & 15 Minute Topographic Maps
- 30 x 60 Minute Topographic Maps

For TCEQ WRTR 13932 Application # 13932  
Enclosure 1411 Orchard Dr. Leander TX 78641



15-ITC-2124413 -ARB/CEM

## WARRANTY DEED WITH VENDOR'S LIEN

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

June 11, 2021

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT REGGIE L. SEAGRAVES III, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by THOMAS S ERICKSON and VALERIE L ERICKSON, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of (\$373,188.00) THREE HUNDRED SEVENTY-THREE THOUSAND ONE HUNDRED EIGHTY-EIGHT DOLLARS AND 00/100, payable to the order of Intercontinental Capital Group, Inc. hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to MICHAEL BURNS, ATTORNEY AT LAW, P.O. BOX 992, ALLEN, TX 75013, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above-described note, said Vendor's Lien and Deed of Trust lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

LOT 44, SOUTH SAN GABRIEL RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 86, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS;

Loan Number: 2104406601

Warranty Deed With Vendor's Lien

Initials: *RS*





EXECUTED this 11 day of June 2021

  
REGGIE L. SEAGRAVES III

6/11/21  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)





**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021089095**

Pages: 5 Fee: \$33.00  
06/16/2021 10:23 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas



# Basis2 Receipt Report by Endorsement Number

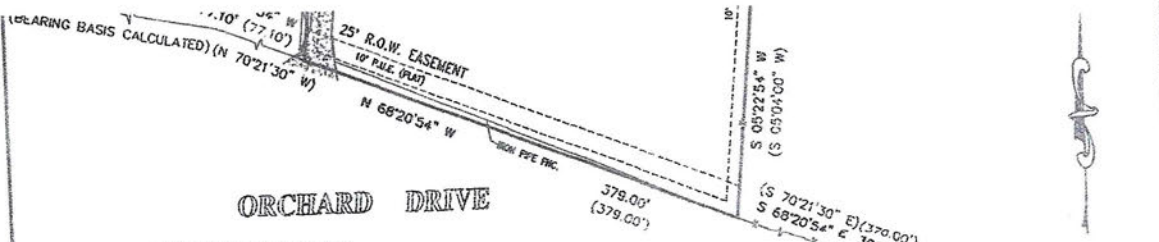
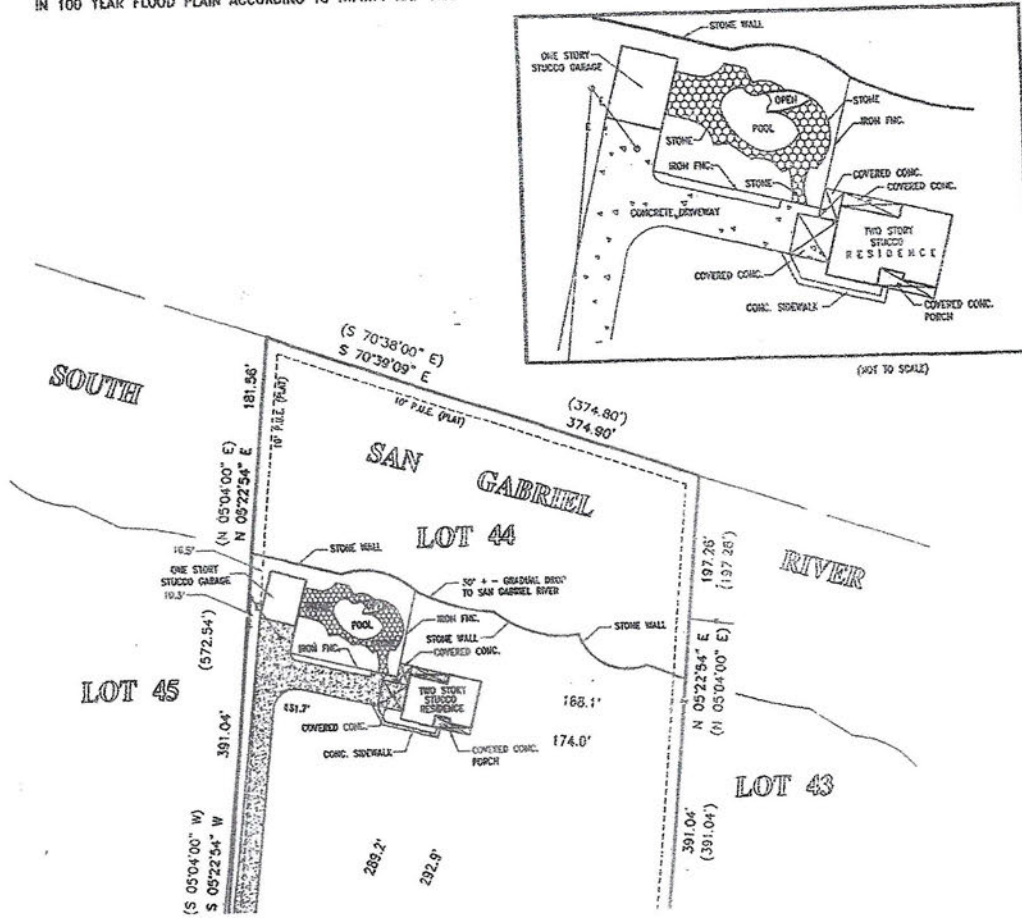
AUG-11-23 12:32 PM

<u>Acct. #:</u>	<u>EMG</u>	<u>Account Name:</u>					<u>Bank Slip</u>	<u>Tran.Date</u>	<u>Receipt Amnt.</u>
<u>Paid For</u>	<u>Endors. #</u>	<u>Ref #2</u>	<u>Paid In By</u>	<u>PayTyp</u>	<u>Chk #</u>	<u>Card#</u>			
SOUTH SAN GABRIEL	M317087		ERICKSON, TOM/VALERIE	CK	5257		BS00103323	01-JUN-23	\$104.25

IS

IN 100 YEAR FLOOD PLAIN ACCORDING TO N.F.J.P. MAP NO.

REV. 5/16/93 ZONE: AE



I, Donald M. Cookston, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to  
**COLUMBIA NATIONAL MORTGAGE CORP./COMMONWEALTH**

that this survey was made on the ground of the property described hereon (and/or by metes and bounds on attached sheet) and is correct and that there are no visible encroachments, except as shown hereon; and I do certify that, except as noted hereon, there are no overlapping of improvements, there are no discrepancies or conflicts in the boundary lines, there is no visible evidence of utility lines or rights-of-way on the ground, and the subject property has access to and from a dedicated roadway.

Lot(s) 44 Block SOUTH SAN GABRIEL RANCHES  
 According to the map or plat recorded in Cabinet B Slide 86-87 of the Plat records of WILLIAMSON County, Texas.  
 Witness my hand and seal this 16TH day of JUNE, 1998  
 Owner: BARRICK  
 Address: 1411 ORCHARD DRIVE, LEANDER, TEXAS.  
 GF No. 112274DML



SCALE: 1" = 100'

LEGEND	
•	CORNER FENCE POST
○	IRON ROD FOUND
○	IRON ROD SET
○	IRON FOUND
○	IRON FOUND
○	IRON SET
○	IRON FOUND IN CONC.
○	WOOD FENCE
○	WIRE FENCE
○	CHAIN LINK FENCE
○	PUBLIC UTILITY EASE.
○	DEBRASH EASE.
○	SEWERAGE LINE
○	POWER POLE
○	OVERHEAD ELEC. LINE
○	DOWN GUY
○	UNIDENTIFIED CALL

**COOKSTON & ASSOC.**  
 SURVEYING & MAPPING  
 15808 Spring Hill Lane Suite-110, Pflugerville, Tx. 78660  
 Office: (512) 252-9737 - FAX: (512) 252-9533



Donald M. Cookston  
 Registered Professional Land Surveyor, No. 4733

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 8/1/20 GF No. \_\_\_\_\_

Name of Affiant(s): Rogge Seagraves

Address of Affiant: 1411 Orchard Dr, Leander TX 78641

Description of Property: 1411 Orchard Dr, Leander  
County Williamson, Texas TX

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since May 9 2013 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): \_\_\_\_\_

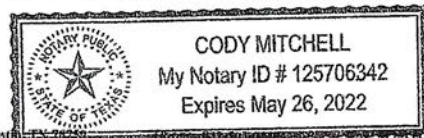
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

SWORN AND SUBSCRIBED this 4 day of August, 2020

[Signature]  
Notary Public



(TXR-1907) 02-01-2010



## Jeremy Walker-Lee

---

**From:** Jeremy Walker-Lee  
**Sent:** Tuesday, November 21, 2023 2:19 PM  
**To:** Tom Erickson  
**Cc:** Chris Kozlowski; Humberto Galvan  
**Subject:** RE: Thomas Erickson WRTP No. 13932

Mr. Erickson,

Thank you for your submission. You will be hearing from us soon.

Regards,

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section  
512-239-0637

---

**From:** Tom Erickson <[REDACTED]>  
**Sent:** Tuesday, November 21, 2023 2:15 PM  
**To:** Jeremy Walker-Lee <Jeremy.Walker-Lee@tceq.texas.gov>  
**Cc:** Chris Kozlowski <chris.kozlowski@tceq.texas.gov>; Humberto Galvan <Humberto.Galvan@tceq.texas.gov>  
**Subject:** RE: Thomas Erickson WRTP No. 13932

Jeremy,  
I put the check for \$90.60 in the mail you should it get it this week. Thanks!

Regards,  
Tom Erickson  
512 947-8855

---

**From:** [Tom Erickson](#)  
**Sent:** Tuesday, November 21, 2023 12:21 PM  
**To:** [Jeremy Walker-Lee](#)  
**Cc:** [Chris Kozlowski](#); [Humberto Galvan](#)  
**Subject:** RE: Thomas Erickson WRTP No. 13932

Jeremy,  
I sent you this earlier to get your feedback to on this items. If it looks okay I can send you this in the mail or provide a credit Card. Let me know. Thanks!

Regards,  
Tom Erickson  
512 947-8855

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**From:** [Jeremy Walker-Lee](#)  
**Sent:** Tuesday, November 21, 2023 12:05 PM  
**To:** [REDACTED]

**Cc:** [Chris Kozlowski](#); [Humberto Galvan](#)

**Subject:** RE: Thomas Erickson WRTP No. 13932

Good Afternoon Mr. Erickson,

Please see the attached follow up to the previous request for information letter for Thomas Erickson WRTP 13932 dated 10/20/2023. Please provide a response by 12/20/23.

Thanks,

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section  
512-239-0637

---

**From:** Jeremy Walker-Lee

**Sent:** Friday, October 20, 2023 2:28 PM

**To:** [REDACTED]

**Cc:** Chris Kozlowski <[Chris.Kozlowski@tceq.texas.gov](mailto:Chris.Kozlowski@tceq.texas.gov)>; Humberto Galvan <[Humberto.Galvan@tceq.texas.gov](mailto:Humberto.Galvan@tceq.texas.gov)>

**Subject:** Thomas Erickson WRTP No. 13932

Good Afternoon Mr. Erickson,

Please see the attached request for information letter for Thomas Erickson WRTP 13932 and provide a response by 11/20/23.

Thanks,

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section  
512-239-0637

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 20, 2023

Thomas Erickson  
1411 Orchard Drive  
Leander, TX 78641-1368

VIA E-MAIL

RE: Thomas Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

Dear Mr. Erickson:

This acknowledges receipt, on August 29, 2023, of the referenced application and fees in the amount of \$104.25 (Receipt No. M317087, copy attached).

A temporary permit may only be issued if there is surplus water available for use on a short-term (temporary or ephemeral) basis in the source supply. During low flow conditions, which occur during a drought or periods of limited rainfall, all water in the basin will be required for existing senior water rights and there is no presumption of any surplus flows.

Additional information and fees are required before the application can be declared administratively complete.

1. Confirm the application is requesting to divert 9 acre-feet of water within a period of 3 years from a point on the South Fork San Gabriel River, Brazos River Basin. *Yes*
2. Confirm the latitude and longitude coordinates of the requested diversion point. Coordinates need to be provided in decimal degrees to at least six decimal places. Staff has calculated the coordinates to be Latitude 30.615641° N, Longitude 97.842915° W. *Yes*
3. Provide a USGS 7.5-minute topographic map (or equivalent) with the location of the diversion point clearly marked. *Attached*
4. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the *Instructions for Completing the Water Right Permitting Application* (Form TCEQ-10214A-inst) for assistance in developing your response. *Attach*
5. Provide the Zip Code and County for the proposed diversion point location. *78641  
Williamson County*

6. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to Title 30 Texas Administrative Code (TAC) § 295.32(a)(5). *Attached*
7. Provide recorded copies of legal documents establishing ownership of the proposed diversion point, or a copy of a duly acknowledged written easement, consent, or license from the landowner(s) whose land is associated with the proposed diversion point, pursuant Title 30 TAC § 295.10. A permit, if granted, will contain a special condition that would authorize any diversion point that is specified in a contract where ownership or consent has been provided. The permit condition would also require that these contracts be submitted to the TCEQ. *Attached*
8. Remit fees in the amount of \$90.60, as described below. Please make the check payable to the TCEQ or Texas Commission on Environmental Quality.

Filing Fee (Temporary Water Use Permit < 10 acre-feet)	\$ 100.00
Recording Fee	\$ 1.25
Use Fee (\$1 per Acre-Foot)	\$ 9.00*
Notice Fee (\$ 0.94 x 90 WR holders)	\$ 84.60
<b>TOTAL FEES</b>	<b>\$ 194.85</b>
<b>FEES RECEIVED</b>	<b>\$ 104.25</b>
<b>BALANCE DUE</b>	<b>\$ 90.60</b>

\* Please note that the use fee is based on a request for three acre-feet of water per year over a three year period or 9 acre-feet per year total. If the applicant is requesting a different amount of water, then the use fee will be \$1 per acre-foot.

Please provide the requested information and fees by November 20, 2023, or the application may be returned pursuant to Title 30 TAC § 281.18.

If you have any questions concerning this matter, please contact me via email at [jeremy.walker-lee@tceq.texas.gov](mailto:jeremy.walker-lee@tceq.texas.gov) or by telephone at (512) 239-0637.

Sincerely,



Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

Attachment



An official website of the United States government [Here's how you know](#)

## USGS Call Center

The USGS Store Call Center has limited staff today-you may experience longer than usual wait times.

USGS Store

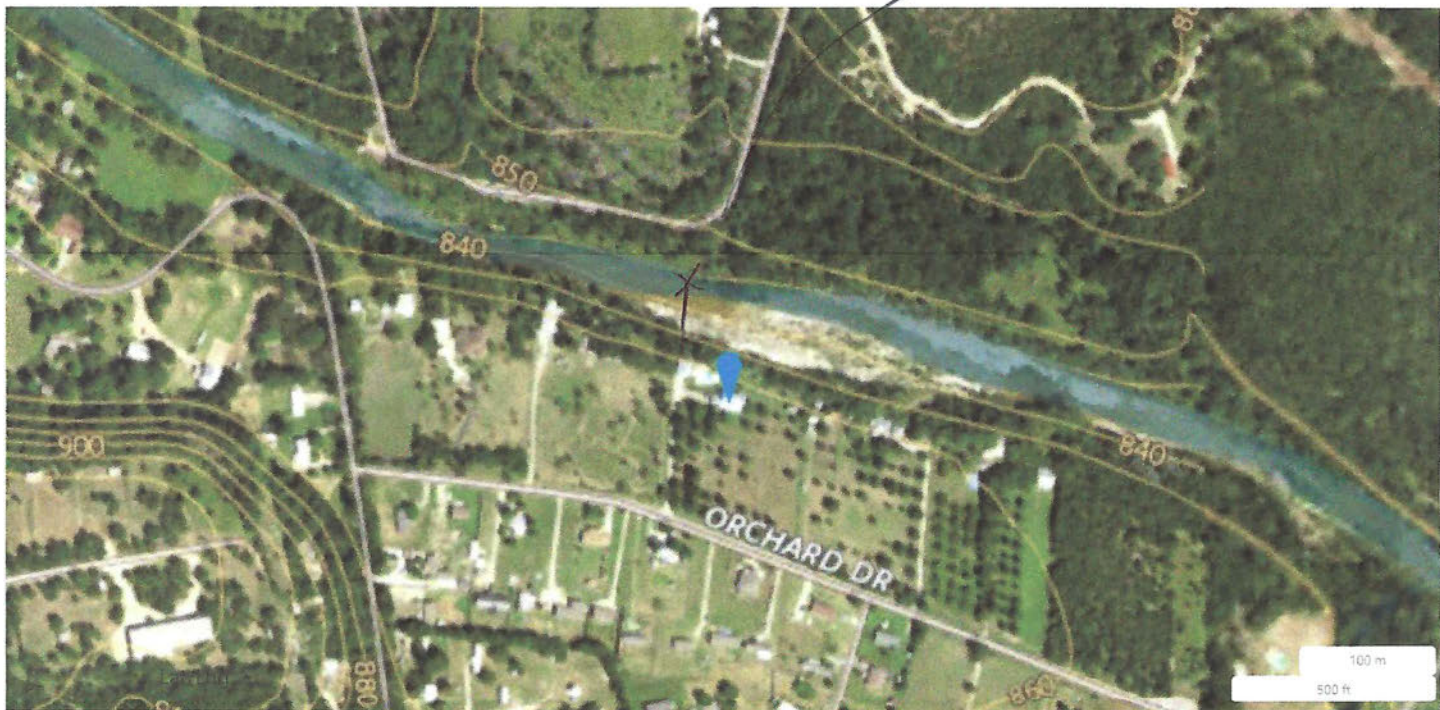
# Map Locator

1411 Orchard Dr, Leander, Texas, 78641

Clear

*Point of Draw*

To use the map locator to find map products use the search bar or drop a pin by double clicking on the map view.



Map location pins dropped or searched for by address/place provide products within a 15 mile radius of specified location.

If you have any questions or issues please [click here](#) to email [usgsstore@usgs.gov](mailto:usgsstore@usgs.gov).

### RECREATIONAL PASSES

- 2023 Annual Pass
- Annual Senior Pass
- Lifetime Senior Pass
- Access Pass

### MAPS

- All Products
- US Topo
- 7.5 & 15 Minute Topographic Maps
- 30 x 60 Minute Topographic Maps

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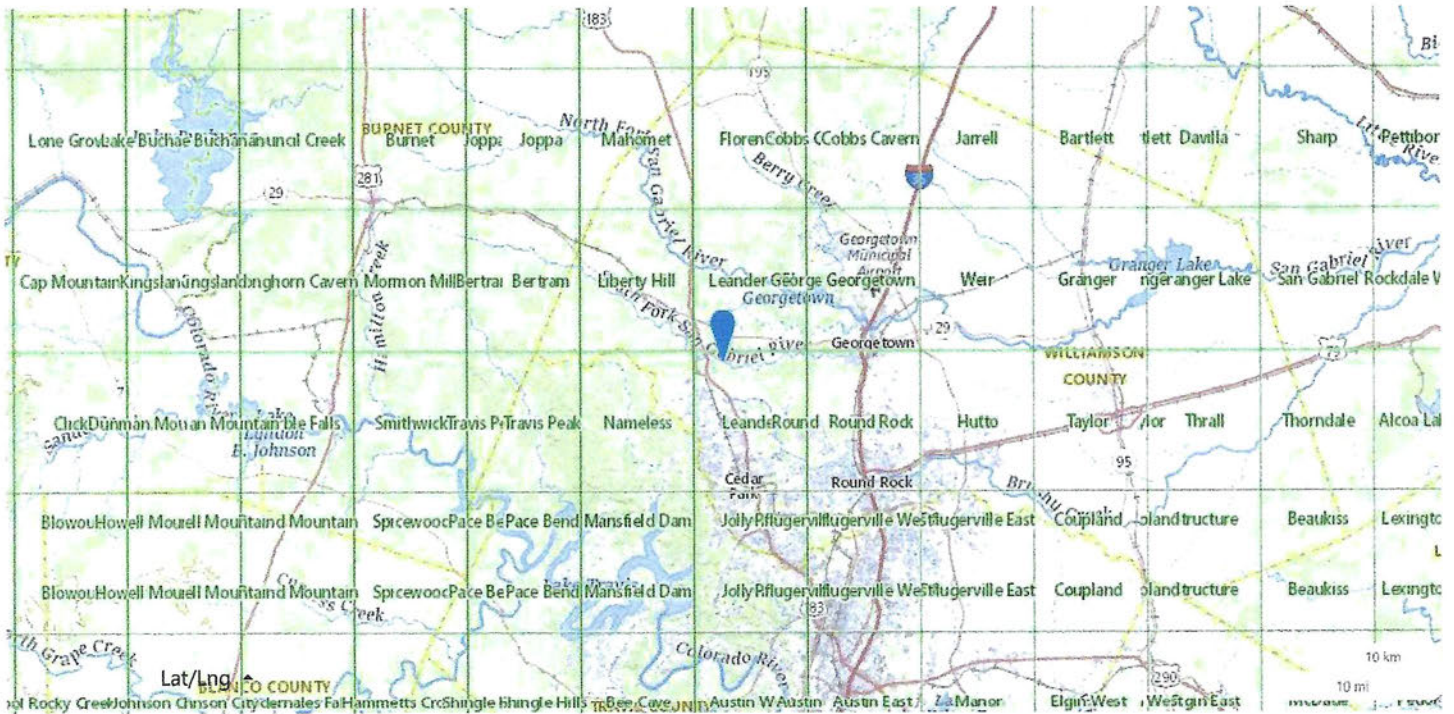
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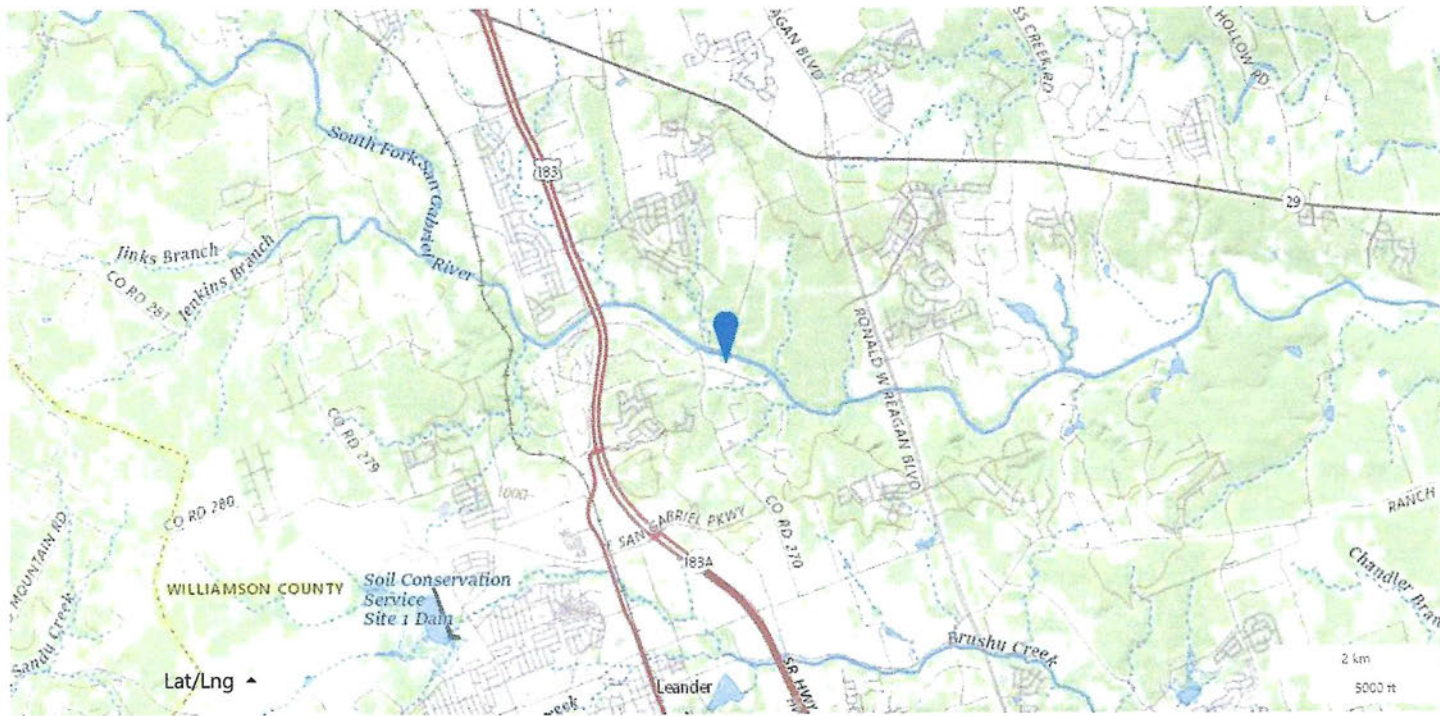
USGS Store

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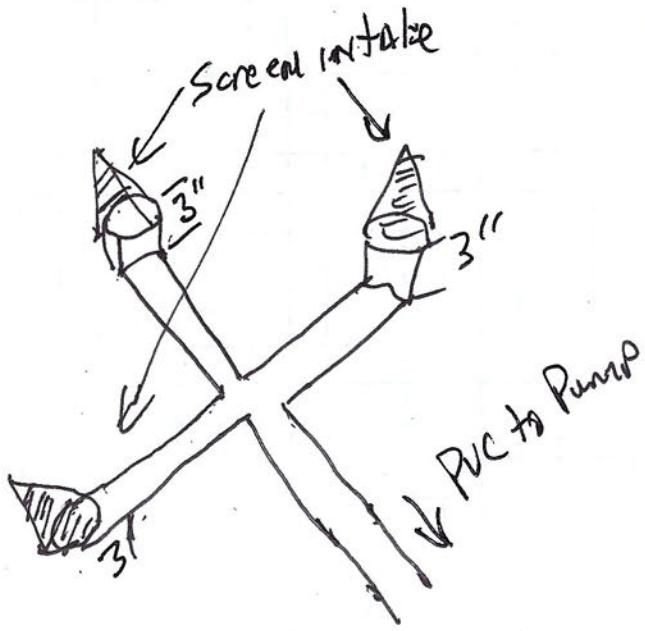
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- US Topo
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- 30 x 60 Minute Topographic Maps

For TCEQ WRTR 13932 Application # 13932  
Enclosure 1411 Orchard Dr. Leander TX 78641



15-ITC-2124413 -ARB/CEM

## WARRANTY DEED WITH VENDOR'S LIEN

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

June 11, 2021

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT REGGIE L. SEAGRAVES III, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by THOMAS S ERICKSON and VALERIE L ERICKSON, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of (\$373,188.00) THREE HUNDRED SEVENTY-THREE THOUSAND ONE HUNDRED EIGHTY-EIGHT DOLLARS AND 00/100, payable to the order of Intercontinental Capital Group, Inc. hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to MICHAEL BURNS, ATTORNEY AT LAW, P.O. BOX 992, ALLEN, TX 75013, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above-described note, said Vendor's Lien and Deed of Trust lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

LOT 44, SOUTH SAN GABRIEL RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 86, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS;

Loan Number: 2104406601

Warranty Deed With Vendor's Lien

Initials: *RS*





EXECUTED this 11 day of June 2021

  
REGGIE L. SEAGRAVES III

6/11/21  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021089095**

Pages: 5 Fee: \$33.00  
06/16/2021 10:23 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas



# Basis2 Receipt Report by Endorsement Number

AUG-11-23 12:32 PM

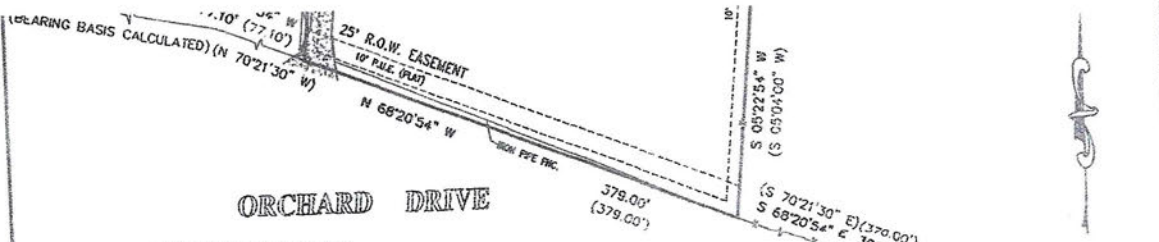
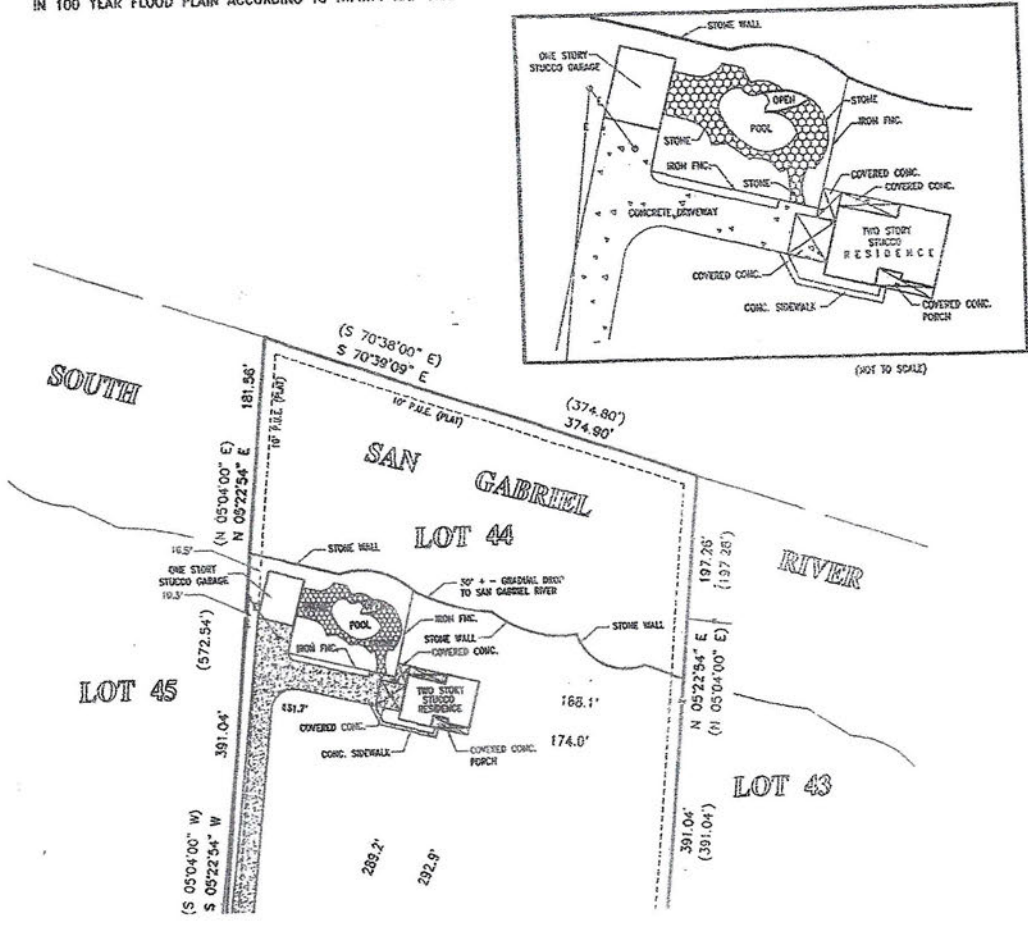
<u>Acct. #:</u>	<u>Account Name:</u>								
EMG	TEMPORARY/EMERGENCY WTR USE PERMIT ISSUE								
<u>Paid For</u>	<u>Endors. #</u>	<u>Ref #2</u>	<u>Paid In By</u>	<u>PayTyp</u>	<u>Chk #</u>	<u>Card#</u>	<u>Bank Slip</u>	<u>Tran.Date</u>	<u>Receipt Amnt.</u>
SOUTH SAN GABRIEL	M317087		ERICKSON, TOM/VALERIE	CK	5257		BS00103323	01-JUN-23	\$104.25



IS

IN 100 YEAR FLOOD PLAIN ACCORDING TO N.F.J.P. MAP NO.

REV. 5/16/93 ZONE: AE



NOTE: SUBJECT TO BLANKET ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. VOL. 516, PG. 418, VOL. 518, PG. 545, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

I, Donald M. Cookston, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to COLUMBIA NATIONAL MORTGAGE CORP./COMMONWEALTH

that this survey was made on the ground of the property described hereon (and/or by metes and bounds on attached sheet) and is correct and that there are no visible encroachments, except as shown hereon; and I do certify that, except as noted hereon, there are no overlapping of improvements, there are no discrepancies or conflicts in the boundary lines, there is no visible evidence of utility lines or rights-of-way on the ground, and the subject property has access to and from a dedicated roadway.

Lot(s) 44 Block SOUTH SAN GABRIEL RANCHES  
 According to the map or plat recorded in Cabinet B Slide 86-87 of the Plat records of WILLIAMSON County, Texas.  
 Witness my hand and seal this 16TH day of JUNE, 1998  
 Owner: BARRICK  
 Address: 1411 ORCHARD DRIVE, LEANDER, TEXAS.  
 GF No. 112274DML

SCALE: 1" = 100'

LEGEND	
•	CORNER FENCE POST
○	IRON ROD FOUND
○	IRON ROD SET
○	IRON FOUND
○	IRON FOUND
○	IRON SET
○	IRON FOUND IN CONC.
○	WOOD FENCE
○	WIRE FENCE
○	CHISEL LINK FENCE
○	PUBLIC UTILITY EASE.
○	DEBRIS EASE.
○	SEWER LINE
○	POWER POLE
○	OVERHEAD ELEC. LINE
○	DOWN GUY
○	UNIDENTIFIED CALL



Donald M. Cookston  
 Registered Professional Land Surveyor, No. 4733

COOKSTON & ASSOC.  
 SURVEYING & MAPPING  
 15808 Spring Hill Lane Suite-110, Pflugerville, Tx. 78660  
 Office: (512) 252-9737 - FAX: (512) 252-9533



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 8/1/20 GF No. \_\_\_\_\_

Name of Affiant(s): Rogge Seagraves

Address of Affiant: 1411 Orchard Dr, Leander TX 78641

Description of Property: 1411 Orchard Dr, Leander  
County Williamson, Texas TX

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");

\_\_\_\_\_

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since May 9 2013 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

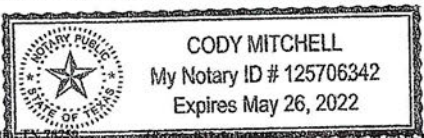
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

SWORN AND SUBSCRIBED this 4 day of August, 2020

[Signature]  
Notary Public



(TXR-1907) 02-01-2010



Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 20, 2023

Thomas Erickson  
1411 Orchard Drive  
Leander, TX 78641-1368

VIA E-MAIL

RE: Thomas Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

Dear Mr. Erickson:

This acknowledges receipt, on August 29, 2023, of the referenced application and fees in the amount of \$104.25 (Receipt No. M317087, copy attached).

A temporary permit may only be issued if there is surplus water available for use on a short-term (temporary or ephemeral) basis in the source supply. During low flow conditions, which occur during a drought or periods of limited rainfall, all water in the basin will be required for existing senior water rights and there is no presumption of any surplus flows.

Additional information and fees are required before the application can be declared administratively complete.

1. Confirm the application is requesting to divert 9 acre-feet of water within a period of 3 years from a point on the South Fork San Gabriel River, Brazos River Basin. *Yes*
2. Confirm the latitude and longitude coordinates of the requested diversion point. Coordinates need to be provided in decimal degrees to at least six decimal places. Staff has calculated the coordinates to be Latitude 30.615641° N, Longitude 97.842915° W. *Yes*
3. Provide a USGS 7.5-minute topographic map (or equivalent) with the location of the diversion point clearly marked. *Attached*
4. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the *Instructions for Completing the Water Right Permitting Application* (Form TCEQ-10214A-inst) for assistance in developing your response. *Attach*
5. Provide the Zip Code and County for the proposed diversion point location. *78641  
Williamson County*

6. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to Title 30 Texas Administrative Code (TAC) § 295.32(a)(5). *Attached*
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\* Please note that the use fee is based on a request for three acre-feet of water per year over a three year period or 9 acre-feet per year total. If the applicant is requesting a different amount of water, then the use fee will be \$1 per acre-foot.

Please provide the requested information and fees by November 20, 2023, or the application may be returned pursuant to Title 30 TAC § 281.18.

If you have any questions concerning this matter, please contact me via email at [jeremy.walker-lee@tceq.texas.gov](mailto:jeremy.walker-lee@tceq.texas.gov) or by telephone at (512) 239-0637.

Sincerely,



Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

Attachment



An official website of the United States government [Here's how you know](#)

## USGS Call Center

The USGS Store Call Center has limited staff today-you may experience longer than usual wait times.

USGS Store

# Map Locator

1411 Orchard Dr, Leander, Texas, 78641

*Point of Draw*

Clear

To use the map locator to find map products use the search bar or drop a pin by double clicking on the map view.



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7.5 & 15 Minute Topographic Maps

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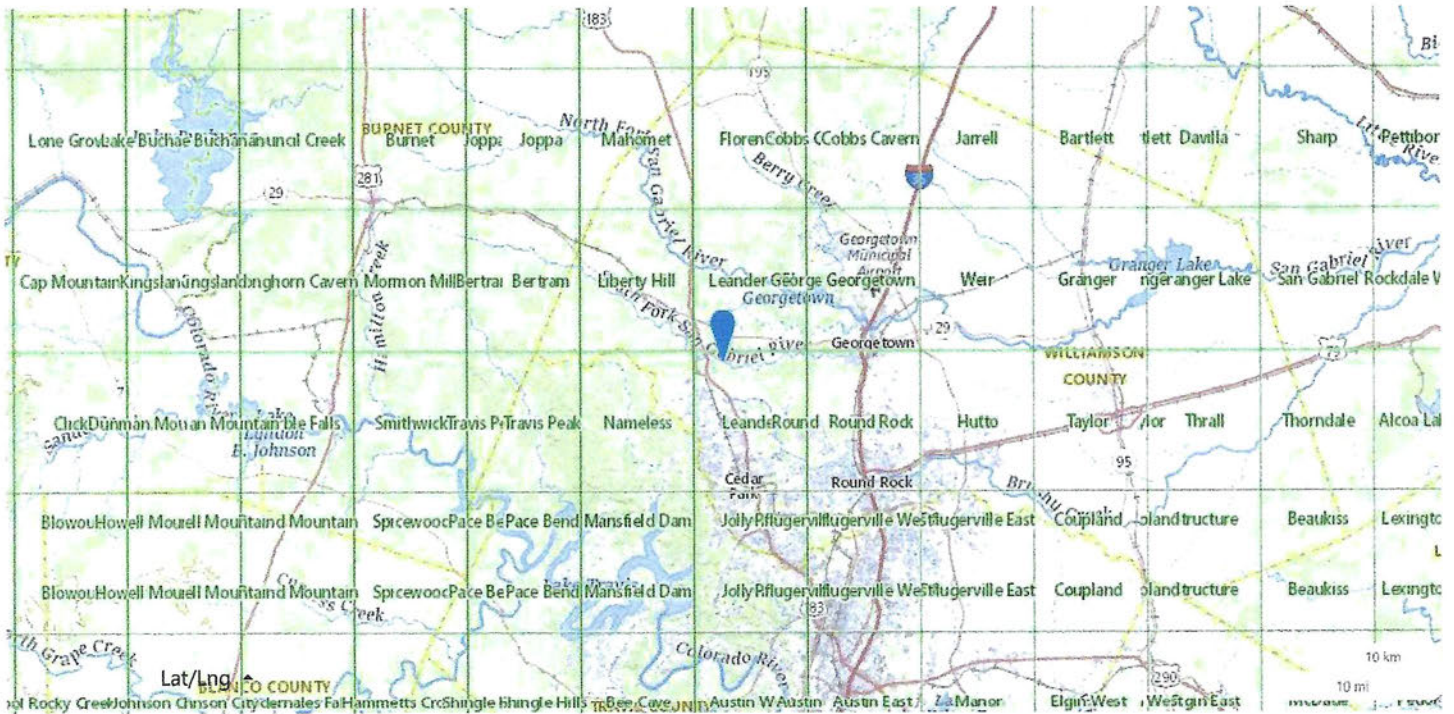
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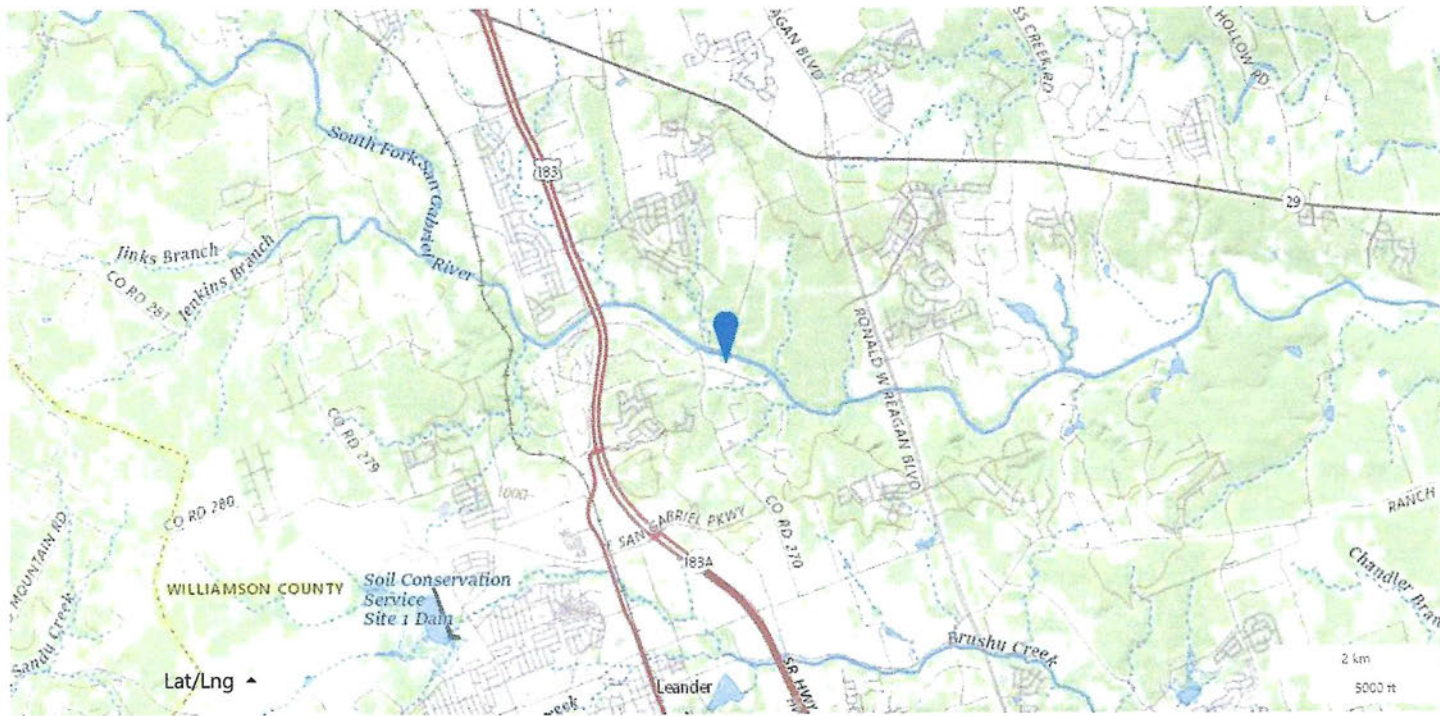
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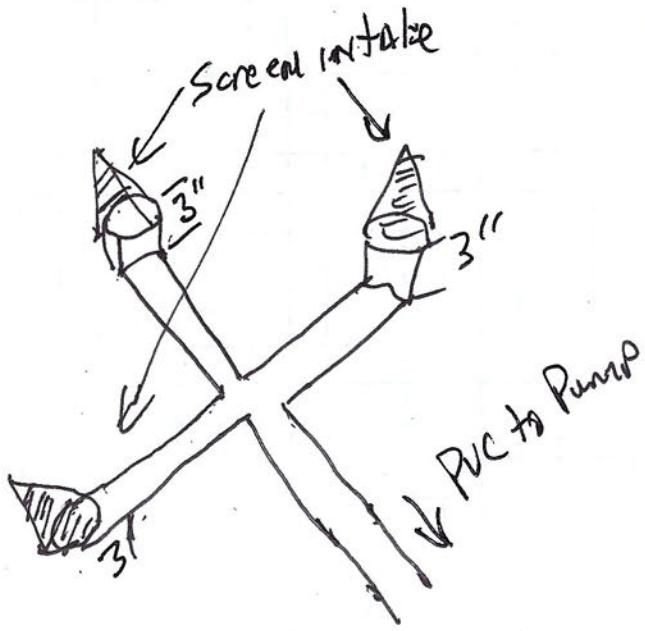
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For TCEQ WRTR 13932 Application # 13932  
Enclosure 1411 Orchard Dr. Leander TX 78641





15-ITC-2124413 -ARB/CEM

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June 11, 2021

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT REGGIE L. SEAGRAVES III, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by THOMAS S ERICKSON and VALERIE L ERICKSON, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note in the principal sum of (\$373,188.00) THREE HUNDRED SEVENTY-THREE THOUSAND ONE HUNDRED EIGHTY-EIGHT DOLLARS AND 00/100, payable to the order of Intercontinental Capital Group, Inc. hereinafter called "Mortgagee," bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to MICHAEL BURNS, ATTORNEY AT LAW, P.O. BOX 992, ALLEN, TX 75013, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above-described note, said Vendor's Lien and Deed of Trust lien against said property securing the payment of said Note are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

LOT 44, SOUTH SAN GABRIEL RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 86, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS;

Loan Number: 2104406601

Warranty Deed With Vendor's Lien

Initials: *RS*



EXECUTED this 11 day of June 2021

  
REGGIE L. SEAGRAVES III

6/11/21  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)

\_\_\_\_\_  
(Seller)(Date)



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021089095**

Pages: 5 Fee: \$33.00  
06/16/2021 10:23 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas



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AUG-11-23 12:32 PM

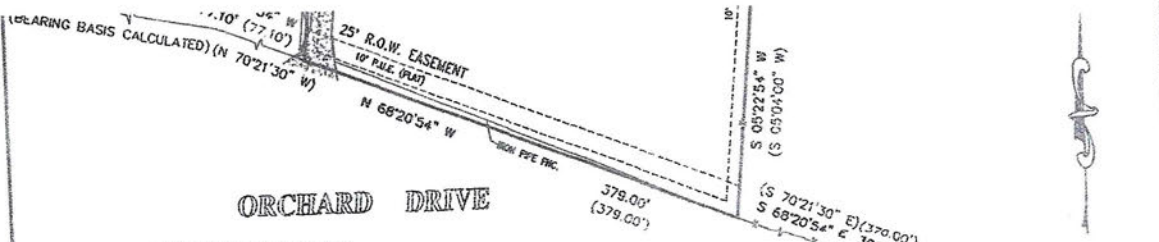
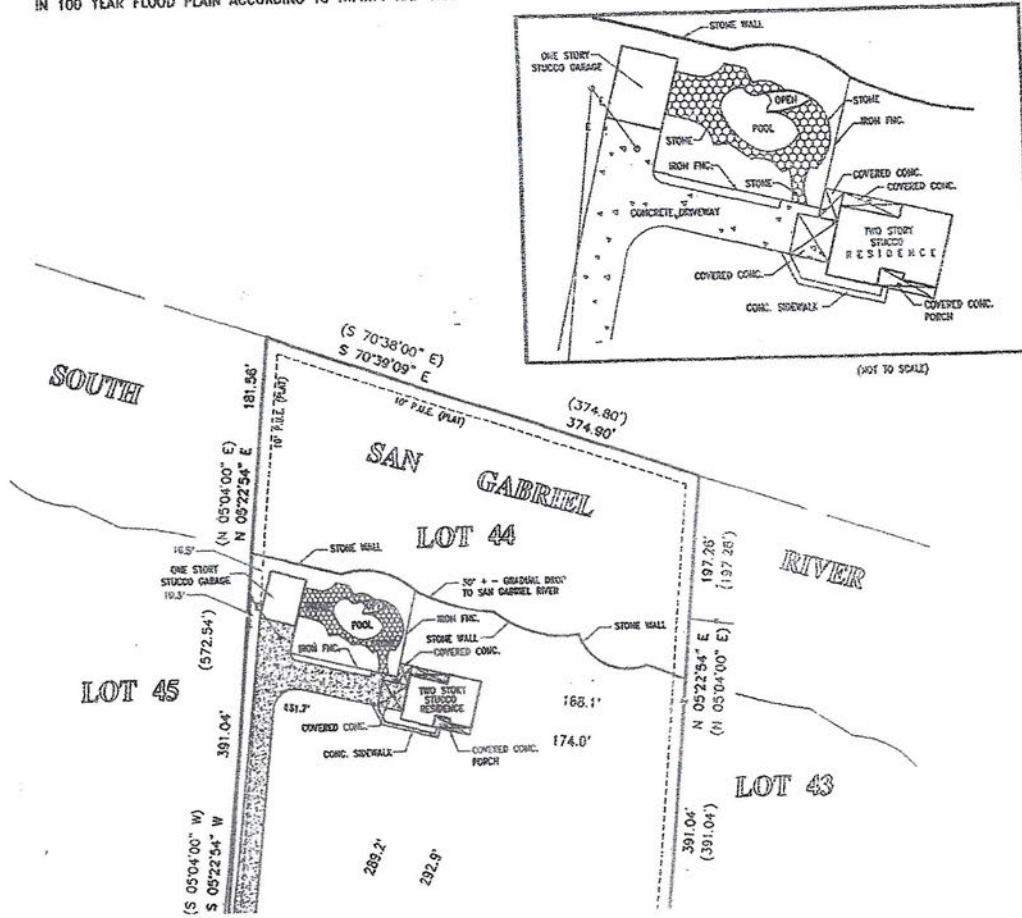
<u>Acct. #:</u>	<u>EMG</u>	<u>Account Name:</u>				<u>TEMPORARY/EMERGENCY WTR USE PERMIT ISSUE</u>	<u>Bank Slip</u>	<u>Tran.Date</u>	<u>Receipt Amnt.</u>
<u>Paid For</u>	<u>Endors. #</u>	<u>Ref #2</u>	<u>Paid In By</u>	<u>PayTyp</u>	<u>Chk #</u>	<u>Card#</u>			
SOUTH SAN GABRIEL	M317087		ERICKSON, TOM/VALERIE	CK	5257		BS00103323	01-JUN-23	\$104.25



IS

IN 100 YEAR FLOOD PLAIN ACCORDING TO N.F.J.P. MAP NO.

REV. 5/16/93 ZONE: AE



I, Donald M. Cookston, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to  
**COLUMBIA NATIONAL MORTGAGE CORP./COMMONWEALTH**

that this survey was made on the ground of the property described hereon (and/or by metes and bounds on attached sheet) and is correct and that there are no visible encroachments, except as shown hereon; and I do certify that, except as noted hereon, there are no overlapping of improvements, there are no discrepancies or conflicts in the boundary lines, there is no visible evidence of utility lines or rights-of-way on the ground, and the subject property has access to and from a dedicated roadway.

Lot(s) 44 Block SOUTH SAN GABRIEL RANCHES  
 According to the map or plat recorded in Cabinet B Slide 86-87 of the Plat records of WILLIAMSON County, Texas.  
 Witness my hand and seal this 16TH day of JUNE, 1998  
 Owner: BARRICK  
 Address: 1411 ORCHARD DRIVE, LEANDER, TEXAS.  
 GF No. 112274DML



SCALE: 1" = 100'

LEGEND	
•	CORNER FENCE POST
○	IRON ROD FOUND
○	IRON ROD SET
○	IRON FOUND
○	IRON FOUND
○	IRON SET
○	IRON FOUND IN CONC.
○	WOOD FENCE
○	WIRE FENCE
○	CHAIN LINK FENCE
○	PUBLIC UTILITY EASE.
○	DEBRIS EASE.
○	SEWER LINE
○	POWER POLE
○	OVERHEAD ELEC. LINE
○	DOWN GUY
○	UNIDENTIFIED CALL

**COOKSTON & ASSOC.**  
 SURVEYING & MAPPING  
 15808 Spring Hill Lane Suite-110, Pflugerville, Tx. 78660  
 Office: (512) 252-9737 - FAX: (512) 252-9533



Donald M. Cookston  
 Registered Professional Land Surveyor, No. 4733

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 8/1/20 GF No. \_\_\_\_\_

Name of Affiant(s): Rogge Seagraves

Address of Affiant: 1411 Orchard Dr, Leander TX 78641

Description of Property: 1411 Orchard Dr, Leander  
County Williamson, Texas TX

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since May 9 2013 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): \_\_\_\_\_

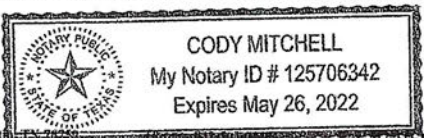
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

SWORN AND SUBSCRIBED this 4 day of August 2020

[Signature]  
Notary Public



(TXR-1907) 02-01-2010

## Jeremy Walker-Lee

---

**From:** Jeremy Walker-Lee  
**Sent:** Tuesday, November 21, 2023 12:06 PM  
**To:** [REDACTED]  
**Cc:** Chris Kozlowski; Humberto Galvan  
**Subject:** RE: Thomas Erickson WRTP No. 13932  
**Attachments:** Thomas\_Erickson\_13932\_Follow-Up\_RFI\_11.21.2023.pdf

Good Afternoon Mr. Erickson,

Please see the attached follow up to the previous request for information letter for Thomas Erickson WRTP 13932 dated 10/20/2023. Please provide a response by 12/20/23.

Thanks,

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section  
512-239-0637

---

**From:** Jeremy Walker-Lee  
**Sent:** Friday, October 20, 2023 2:28 PM  
**To:** [REDACTED]  
**Cc:** Chris Kozlowski <Chris.Kozlowski@tceq.texas.gov>; Humberto Galvan <Humberto.Galvan@tceq.texas.gov>  
**Subject:** Thomas Erickson WRTP No. 13932

Good Afternoon Mr. Erickson,

Please see the attached request for information letter for Thomas Erickson WRTP 13932 and provide a response by 11/20/23.

Thanks,

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section  
512-239-0637



Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

November 21, 2023

Thomas Erickson  
1411 Orchard Drive  
Leander, TX 78641-1368

VIA E-MAIL

RE: Thomas Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

Dear Mr. Erickson:

This is a follow-up to our previous letter dated 10/20/2023 (copy enclosed) and phone call or email on 11/21/2023 requesting additional information for the referenced application. To date, a response has not been received.

Please submit the information requested by 12/20/2023 or the application may be returned pursuant to Title 30 Texas Administrative Code § 281.18.

If you have any questions concerning this matter please contact me via email at [jeremy.walker-lee@tceq.texas.gov](mailto:jeremy.walker-lee@tceq.texas.gov) or by telephone at (512) 239-0637.

Sincerely,

A handwritten signature in cursive script that reads "Jeremy Walker-Lee".

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

Attachment

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 20, 2023

Thomas Erickson  
1411 Orchard Drive  
Leander, TX 78641-1368

VIA E-MAIL

RE: Thomas Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

Dear Mr. Erickson:

This acknowledges receipt, on August 29, 2023, of the referenced application and fees in the amount of \$104.25 (Receipt No. M317087, copy attached).

A temporary permit may only be issued if there is surplus water available for use on a short-term (temporary or ephemeral) basis in the source supply. During low flow conditions, which occur during a drought or periods of limited rainfall, all water in the basin will be required for existing senior water rights and there is no presumption of any surplus flows.

Additional information and fees are required before the application can be declared administratively complete.

1. Confirm the application is requesting to divert 9 acre-feet of water within a period of 3 years from a point on the South Fork San Gabriel River, Brazos River Basin.
2. Confirm the latitude and longitude coordinates of the requested diversion point. Coordinates need to be provided in decimal degrees to at least six decimal places. Staff has calculated the coordinates to be Latitude 30.615641° N, Longitude 97.842915° W.
3. Provide a USGS 7.5-minute topographic map (or equivalent) with the location of the diversion point clearly marked.
4. Indicate the measures the applicant will take to avoid impingement and entrainment of aquatic organisms (ex. Screens on any new diversion structure that is not already authorized in a water right). Refer to pages 28-29 from the *Instructions for Completing the Water Right Permitting Application* (Form TCEQ-10214A-inst) for assistance in developing your response.
5. Provide the Zip Code and County for the proposed diversion point location.

6. Provide a recorded copy of the deed(s) for the property where the proposed land to be irrigated is located. The deed should include the legal description of the land (metes and bounds). Please note that the application must be in the name(s) of all landowners as shown on the deeds; otherwise, proper consent of the application must be provided pursuant to Title 30 Texas Administrative Code (TAC) § 295.32(a)(5).
7. Provide recorded copies of legal documents establishing ownership of the proposed diversion point, or a copy of a duly acknowledged written easement, consent, or license from the landowner(s) whose land is associated with the proposed diversion point, pursuant Title 30 TAC § 295.10. A permit, if granted, will contain a special condition that would authorize any diversion point that is specified in a contract where ownership or consent has been provided. The permit condition would also require that these contracts be submitted to the TCEQ.
8. Remit fees in the amount of \$90.60, as described below. Please make the check payable to the TCEQ or Texas Commission on Environmental Quality.

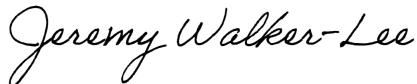
Filing Fee (Temporary Water Use Permit < 10 acre-feet)	\$ 100.00
Recording Fee	\$ 1.25
Use Fee (\$1 per Acre-Foot)	\$ 9.00*
<u>Notice Fee (\$ 0.94 x 90 WR holders)</u>	<u>\$ 84.60</u>
TOTAL FEES	\$ 194.85
<u>FEES RECEIVED</u>	<u>\$ 104.25</u>
BALANCE DUE	\$ 90.60

\* Please note that the use fee is based on a request for three acre-feet of water per year over a three year period or 9 acre-feet per year total. If the applicant is requesting a different amount of water, then the use fee will be \$1 per acre-foot.

Please provide the requested information and fees by November 20, 2023, or the application may be returned pursuant to Title 30 TAC § 281.18.

If you have any questions concerning this matter, please contact me via email at [jeremy.walker-lee@tceq.texas.gov](mailto:jeremy.walker-lee@tceq.texas.gov) or by telephone at (512) 239-0637.

Sincerely,



Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

Attachment



# Basis2 Receipt Report by Endorsement Number

AUG-11-23 12:32 PM

<u>Acct. #:</u> EMG	<u>Account Name:</u> TEMPORARY/EMERGENCY WTR USE PERMIT ISSUE								
<u>Paid For</u>	<u>Endors. #</u>	<u>Ref #2</u>	<u>Paid In By</u>	<u>PayTyp</u>	<u>Chk #</u>	<u>Card#</u>	<u>Bank Slip</u>	<u>Tran.Date</u>	<u>Receipt Amnt.</u>
SOUTH SAN GABRIEL	M317087		ERICKSON, TOM/VALERIE	CK	5257		BS00103323	01-JUN-23	\$104.25

**Texas Commission on Environmental Quality  
TELEPHONE MEMO TO THE FILE**

Call to: Thomas Erickson	Call from: Jeremy Walker-Lee
Date: 10/31/2023	Project No: 13932

*Information for File follows:*

Returned Mr. Erickson's call about the recent RFI that was sent to him. Mr. Erickson was seeking clarification about an instream question. PM informed applicant on how to fill out W.S. 5.0 or the technical report. PM also indicated the location of the USGS 7.5' topographic map. Fees were also discussed.

Signed *Jeremy Walker-Lee*



## Jeremy Walker-Lee

---

**From:** Jeremy Walker-Lee  
**Sent:** Friday, October 20, 2023 2:28 PM  
**To:** [REDACTED]  
**Cc:** Chris Kozlowski; Humberto Galvan  
**Subject:** Thomas Erickson WRTP No. 13932  
**Attachments:** Thomas\_Erickson\_13932\_RFI\_Sent\_10.20.2023pdf.pdf

Good Afternoon Mr. Erickson,

Please see the attached request for information letter for Thomas Erickson WRTP 13932 and provide a response by 11/20/23.

Thanks,

Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section  
512-239-0637

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 20, 2023

Thomas Erickson  
1411 Orchard Drive  
Leander, TX 78641-1368

VIA E-MAIL

RE: Thomas Erickson  
WRTP 13932  
CN606145936, RN111800066  
Application No. 13932 for a Temporary Water Use Permit  
Texas Water Code § 11.138, Requiring Limited Mailed Notice  
South Fork San Gabriel River, Brazos River Basin  
Williamson County

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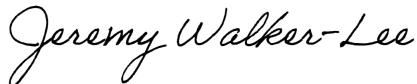
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Recording Fee	\$ 1.25
Use Fee (\$1 per Acre-Foot)	\$ 9.00*
<u>Notice Fee (\$ 0.94 x 90 WR holders)</u>	<u>\$ 84.60</u>
TOTAL FEES	\$ 194.85
<u>FEES RECEIVED</u>	<u>\$ 104.25</u>
BALANCE DUE	\$ 90.60

\* Please note that the use fee is based on a request for three acre-feet of water per year over a three year period or 9 acre-feet per year total. If the applicant is requesting a different amount of water, then the use fee will be \$1 per acre-foot.

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If you have any questions concerning this matter, please contact me via email at [jeremy.walker-lee@tceq.texas.gov](mailto:jeremy.walker-lee@tceq.texas.gov) or by telephone at (512) 239-0637.

Sincerely,



Jeremy Walker-Lee, Project Manager  
Water Rights Permitting Team  
Water Rights Permitting and Availability Section

Attachment





# Basis2 Receipt Report by Endorsement Number

AUG-11-23 12:32 PM

<u>Acct. #:</u> EMG	<u>Account Name:</u> TEMPORARY/EMERGENCY WTR USE PERMIT ISSUE								
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SOUTH SAN GABRIEL	M317087		ERICKSON, TOM/VALERIE	CK	5257		BS00103323	01-JUN-23	\$104.25



# Basis2 Receipt Report by Endorsement Number

AUG-11-23 12:32 PM

<u>Acct. #:</u> EMG	<u>Account Name:</u> TEMPORARY/EMERGENCY WTR USE PERMIT ISSUE								
<u>Paid For</u>	<u>Endors. #</u>	<u>Ref #2</u>	<u>Paid In By</u>	<u>PayTyp</u>	<u>Chk #</u>	<u>Card#</u>	<u>Bank Slip</u>	<u>Tran.Date</u>	<u>Receipt Amnt.</u>
SOUTH SAN GABRIEL	M317087		ERICKSON, TOM/VALERIE	CK	5257		BS00103323	01-JUN-23	\$104.25

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

P.O. Box 13087 MC-160, Austin, Texas 78711-3087

Telephone (512) 239-4600, FAX (512) 239-4770

APPLICATION FOR A TEMPORARY WATER USE PERMIT FOR MORE THAN 10 ACRE-FEET OF WATER, AND/OR FOR A DIVERSION PERIOD LONGER THAN ONE CALENDAR YEAR

This form is for an application for a temporary permit to divert water under Section 11.138, Texas Water Code. Any permit granted from this application may be suspended at any time by the applicable TCEQ Office if it is determined that surplus water is no longer available.

Notice: This form will not be processed until all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ are paid in accordance with the Delinquent Fee and Penalty Protocol.

1. Data on Applicant and Project: Social Security or Federal ID No. [Redacted]
A. Name: Thomas Erickson
B. Mailing Address: 1411 Orchard Dr. Leander TX 78641
C. Telephone Number: (512) 947-8856 Fax Number: E-mail Address: [Redacted]
D. Applicant owes fees or penalties? Yes No
E. Describe Use of Water Irrigation
F. Description of Project (TDH Project No. if applicable) 1411 Orchard Dr. Leander TX 78641
G. Highway Designation No. County Williamson

2. Type of Diversion (check one): From Stream From Reservoir
3. Rate of Diversion:
A. Maximum 100 gpm (capacity of pump)

4. Amount and Source of Water:
3 1/2 acre-feet of water within a period of 3 (specify term period not to exceed a three year term). The water is to be obtained from South San Gabriel, tributary of Basin.

5. Location of Diversion Point: Provide Latitude and Longitude in decimal degrees to at least six decimal places, and indicate the method used to calculate the diversion point location.
At Latitude 30.6157 N, Longitude -97.84.29 W, ((at) or (near) the stream crossing of), (at a reservoir in the vicinity of) (R-O-W) (Highway), located in Zip Code, located miles in a direction from (County Seat), County, and miles in a direction from, a nearby town shown on County road map. Note: Distance in straight line miles.

Enclose a USGS 7.5 minute topographic map with the diversion point and/or the return water discharge points labeled. Owner's written consent is required for water used from any private reservoir, or private access to diversion point.

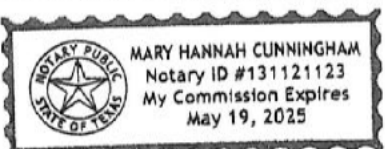
6. Access to Diversion Point (check one): Public right-of-way Private property Other (Explain)
7. Fees Enclosed: Filing Recording Use (Note: 1 ac-ft = 325,851 gals. 1 ac-ft = 7758.35 bbls.)

Upon completion of any project for which a temporary water permit is granted, the Permittee is required by law to report the amount of water used. This document must be properly signed and duly notarized before it can be accepted or considered by the Texas Commission on Environmental Quality.

[Signature] Name (sign)

Thomas Erickson Name (print)

Subscribed and sworn to me as being true and correct before me this 28th day of August, 2023



[Signature] Notary Public, State of Texas

